

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: July 7, 2005

ITEM NO. _____

CASE NUMBER/
PROJECT NAME

56-DR-2005
Cactus Road Streetscape Improvements

LOCATION

Cactus Road Between Loop 101 and Frank Lloyd Wright Boulevard.

REQUEST

Request approval for streetscape improvements on Cactus Road.

OWNER

City of Scottsdale
480-312-7010

ENGINEER

Stantec Consulting
602-438-2200

ARCHITECT/
DESIGNER

McClosky Peltz, Inc.
480-838-4777

APPLICANT/
COORDINATOR

Vivek Galav
City of Scottsdale
480-312-7245

BACKGROUND

Zoning/Context.

This portion of Cactus Road traverses primarily through residential districts containing primarily larger lots (18,000 square feet or greater; R1-18, R1-35, and R1-43 Districts). Currently, the road is under-designed for the amount of traffic it carries between the Pima 101 Freeway and 96th Street, and in some sections the road has widths, paving, shoulders, drainage, and alignments that do not meet current design standards.

Adjacent Uses:

- North: Single-family homes, horse properties, schools, and churches; Zoned R1-18, R1-35, and R1-43 Districts.
- South: Multi-family residential, single-family homes, and horse properties; Zoned R-5, R1-18, R1-35, and R1-43 Districts.

From the Pima/101 Freeway to 96th Street, Cactus Road is classified as a 4-lane Major Collector street. This portion of Cactus Road has more traffic and limited direct access to individual properties. From 96th Street to Frank Lloyd Wright Boulevard, Cactus Road is classified as a 2-lane Minor Collector street. This portion of Cactus Road has less traffic and direct access to larger horse properties.

APPLICANT'S
PROPOSAL

Applicant's Request.

This is a City project to reconstruct 2.75 miles of Cactus Road between the Pima/101 Freeway to Frank Lloyd Wright Boulevard. Construction will include a four-lane roadway between the Loop 101 (Pima Freeway) and 96th Street, and a two-lane roadway between 96th Street and Frank Lloyd Wright. The corridor will include landscaped medians where center turn lanes are not needed, as well as bike lanes, curbs and gutters, sidewalks, a multi-use path (east of 96th Street), and a multi-use trail. In addition, the project will include roundabouts at 100th, 104th, and 108th Streets. The project will also include burying the overhead 12KV power lines that exist on the north side of the road.

DISCUSSION

The roadway improvements, including landscaping, colors, and materials, are consistent with the design approved for 96th Street, which the Development Review Board approved in 2003/2004 (Cases 43-DR-2003#1 and 2) and is currently under construction. At the time the 96th Street improvements were approved, the Development Review Board raised concerns that the horse silhouettes within the middle of the roundabouts, which were supported by a neighborhood advisory group, would create a distractive carousel effect that would contribute to visual clutter within the roundabout. The Board subsequently rejected the horse silhouettes within the middle of the 96th Street roundabouts, and agreed that they could be placed with the Cactus Acres monuments that were planned for the intersection corners.

Since 2003, the final design for the roundabouts has been modified to provide better traffic operations. The primary modification was to widen the inside diameter of the roundabout from 40 feet to 67 feet (68% increase). The wider diameter substantially reduces the perception of visual clutter previously identified by the Board.

These Cactus Road Streetscape improvements include the following:

- Roundabouts with a center landscape planter, directional signs, exterior curbing, stamped pattern at the pedestrian cross walks, and colored asphalt pavement.
- Steel equestrian silhouettes within the 67-foot diameter roundabouts, set as if galloping with the flow of traffic around the circle. These silhouettes are optional features, which were received favorably by the neighborhood at the conceptual design level.
- “Cactus Acres” monuments at key locations along the road, with steel horse silhouettes at the monuments. These features were approved for 96th Street, were received favorably by the neighborhood at the conceptual design level, and are also optional features.
- Walls with stacked stone masonry veneer.
- Lighting for all walls, some landscaping, and the horse silhouettes.

As part of an extensive notification and outreach program, the City held 6 neighborhood meetings and various property owner meetings to discuss the proposed improvements. General inquiries regarding this project have been received, including general comments in support of the proposed improvements. One email was received expressing concerns that the roundabouts create physical obstacles for traffic, and that Cactus Road needs to be widened to 4 lanes for this entire 2.75-mile stretch (see Attachment #5).

OTHER BOARDS AND COMMISSIONS

The Transportation Commission reviewed the project on May 18, 2003, and the Transportation Commission reviewed the issue of roundabouts on Cactus Road on April 21, 2005.

On April 19, 2005, the City Council rejected a citizen petition to stop all street improvement projects that include construction of roundabouts.

STAFF
RECOMMENDATION Staff recommends approval, subject to the attached stipulations.

STAFF CONTACT(S) Tim Curtis
Project Coordination Manager
Phone: 480-312-4210
E-mail: tcurtis@ScottsdaleAZ.gov

APPROVED BY _____
Tim Curtis
Report Author

Lusia Galav, AICP
Development Planning Manager
Phone: 480-312-2506
E-mail: lgalav@scottsdaleAZ.gov

ATTACHMENTS 1. Applicant's Narrative
2. Context Aerial
2A. Aerial Close-Up
3. Zoning Map
4. Representative Improvement Plans
5. Citizen Comment
A. Stipulations/Zoning Ordinance Requirements

CACTUS ROAD IMPROVEMENTS DEVELOPMENT REVIEW BOARD

Description: The project consists of constructing a four-lane roadway between the Loop 101 (Pima Freeway) and 96th Street and two-lane neighborhood street between 96th Street and Frank Lloyd Wright. The entire corridor will include medians/center turn lanes, bike lanes, curb and gutter, sidewalk and a multi-use trail. In addition, the project will consist of roundabout at the intersection of 100th, 104th, and 108th Street. The project will be designed so that the emergency vehicles, school buses, RVs, and large vehicles (such as WB-50) can maneuver through the roundabouts. The project will also include burying the overhead power lines.

The project was reviewed by the Transportation Commission on May 18, 2003. The issue of roundabouts on Cactus was reviewed by the Transportation Commission on April 21, 2005.

Several citizens filed a petition to the council to stop all the projects that include construction of a roundabout; the council unanimously rejected the petition on April 19, 2005.

Public Outreach: The Cactus Road project is located within an area referred to as the Zone 3 area of the city. Four quarterly public meetings were held for Cactus Road Improvements project in conjunction with other projects located in Zone 3 on the following dates:

- Tuesday, July 10, 2001
- Wednesday, October 24, 2001
- Wednesday, February 13, 2002
- Wednesday, May 22, 2002

A Public Meeting for Cactus Road Improvements project was also held on November 30, 2004. City also reviewed the Cactus project with the Mission Santa Fe HOA on April 20, 2005 and has worked directly with the Paradise Estates HOA in 2004-05.

More than 40,000 quarterly newsletters were mailed during the one-year public outreach period between June 2001 and May 2002. Often the newsletters would contain surveys for the public to provide additional feedback about projects, including Cactus Road. The Zone 3 meetings were well attended by the public, ranging in size from 60-100 people for each meeting. Survey forms were also provided at the meetings to gather feedback.

In addition to the city newsletters, news releases were developed to announce the public meeting times and locations. Media outlets provided advance news stories about the public meetings and would periodically provide post-meeting news coverage. Other notification methods were also used to further assist outreach efforts. These included email distribution lists, periodic Council Weekly Updates, events calendars, CityCable 11

announcements and features, announcements on CAPA's CityLine, On-Hold, and electronic newsletters.

In summary, the project is supported by the citizens.



Cactus Road Improvements

56-DR-2005

ATTACHMENT #2



101 Freeway to 100th Street



100th Street to Frank Lloyd Wright Boulevard

**Q.S.
31-49**

G.I.S. ORTHOPHOTO 2003

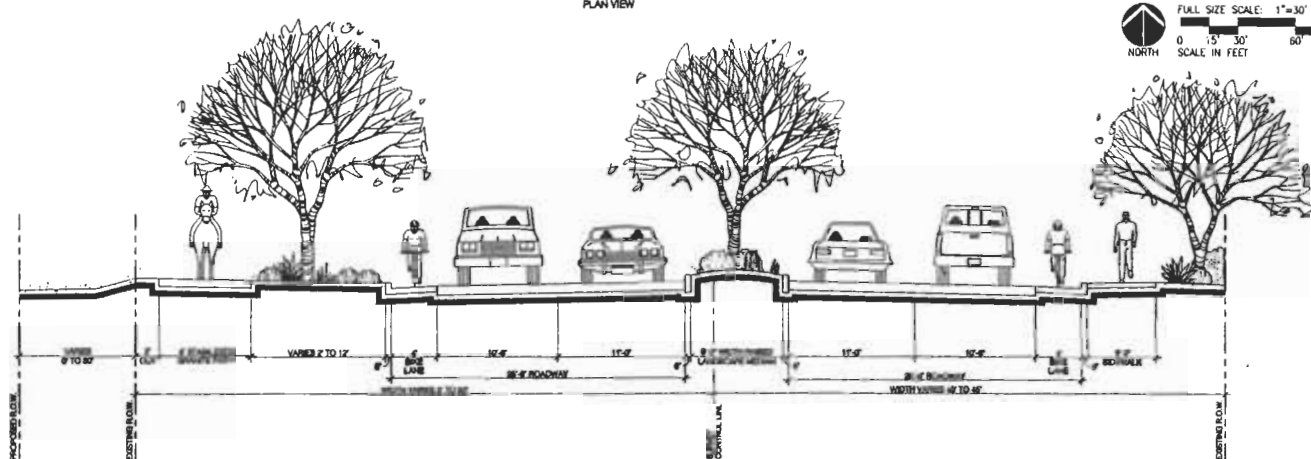
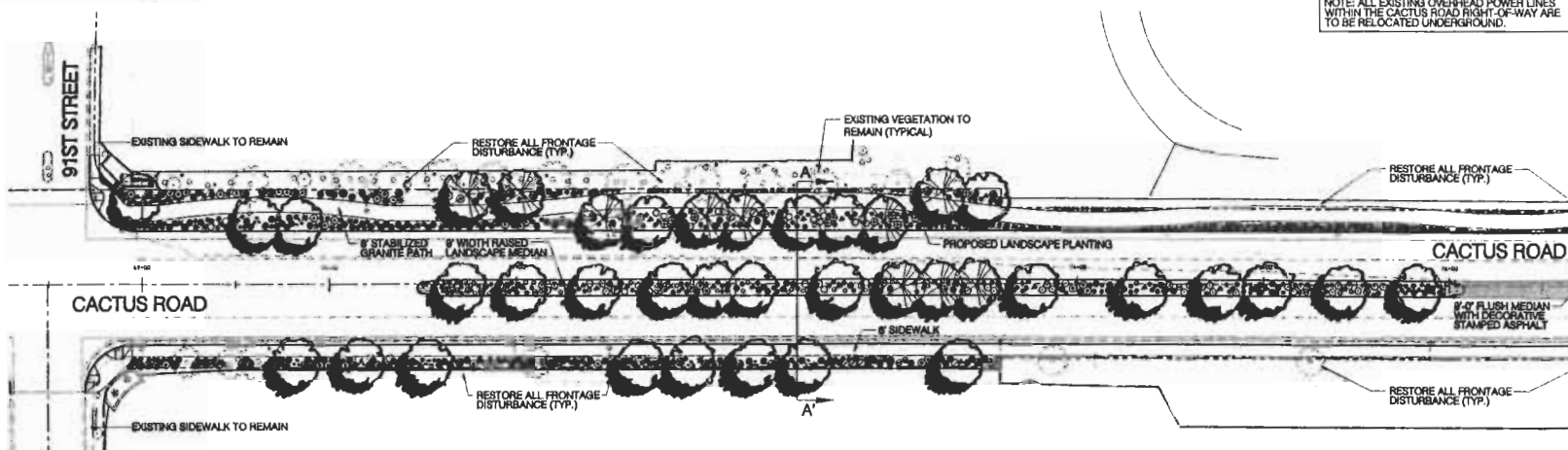


Cactus Road Improvements

56-DR-2005

ATTACHMENT #2A





LANDSCAPE MATERIALS LIST

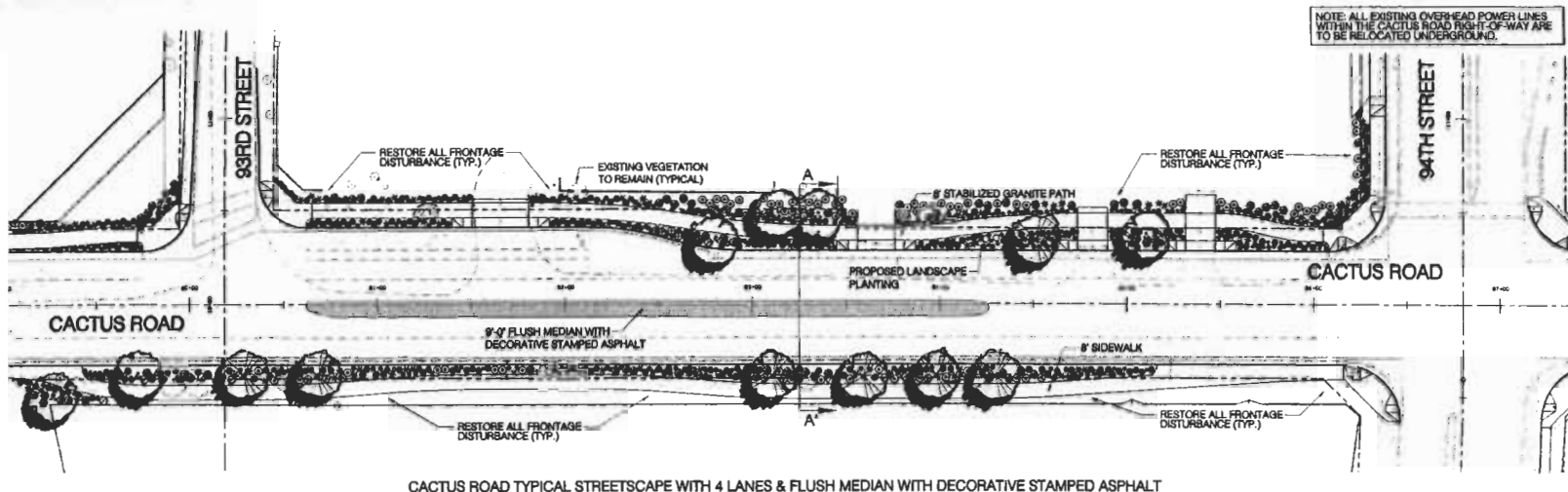
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE (MIN. CALIPER)
TREES	<i>Chrysomela</i>	Chrysomela	24" Box (1.25" Caliper)
	<i>Caroliniana</i>	Caroliniana	24" Box (1.25" Caliper)
	<i>Caroliniana</i>	Caroliniana	36" Box (2" Caliper)
	<i>Caroliniana</i>	Caroliniana	36" Box (2" Caliper)
	<i>Caroliniana</i>	Caroliniana	36" Box (2" Caliper)
	<i>Caroliniana</i>	Caroliniana	36" Box (2" Caliper)
	<i>Caroliniana</i>	Caroliniana	36" Box (2" Caliper)
	<i>Caroliniana</i>	Caroliniana	36" Box (2" Caliper)
	<i>Caroliniana</i>	Caroliniana	36" Box (2" Caliper)
	<i>Caroliniana</i>	Caroliniana	36" Box (2" Caliper)
SHRUBS AND GROUND COVERS	<i>Caroliniana</i>	Caroliniana	5 Gallon
	<i>Caroliniana</i>	Caroliniana	5 Gallon
	<i>Caroliniana</i>	Caroliniana	5 Gallon
	<i>Caroliniana</i>	Caroliniana	5 Gallon
	<i>Caroliniana</i>	Caroliniana	5 Gallon
	<i>Caroliniana</i>	Caroliniana	5 Gallon
	<i>Caroliniana</i>	Caroliniana	5 Gallon
	<i>Caroliniana</i>	Caroliniana	5 Gallon
	<i>Caroliniana</i>	Caroliniana	5 Gallon
	<i>Caroliniana</i>	Caroliniana	5 Gallon



CACTUS ROAD IMPROVEMENTS
FROM LOOP 101 TO FRANK LLOYD WRIGHT BOULEVARD
CITY OF SCOTTSDALE PROJECT NO. S2102

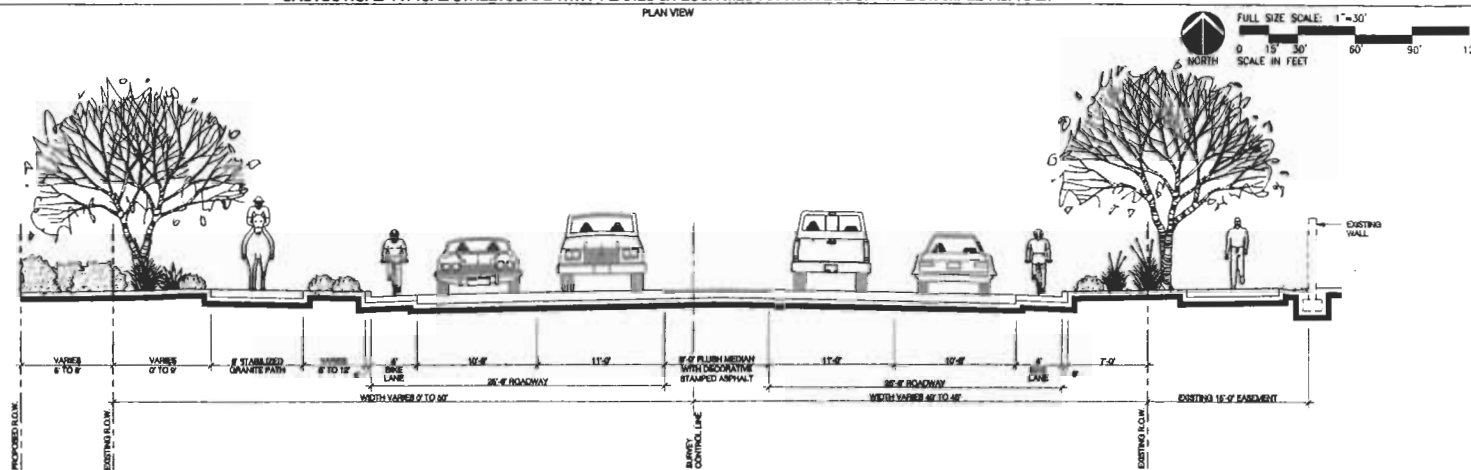
McCloskey + Peltz, Inc.
LANDSCAPE ARCHITECTS
One West Skott Road, Suite 110
Tempe, Arizona 85284-1310
(480) 838-1774 or 630-4177





CACTUS ROAD TYPICAL STREETSCAPE WITH 4 LANES & FLUSH MEDIAN WITH DECORATIVE STAMPED ASPHALT

PLAN VIEW



CACTUS ROAD TYPICAL STREETSCAPE WITH 4 LANES & FLUSH MEDIAN WITH DECORATIVE STAMPED ASPHALT

SECTION VIEW A-A

LANDSCAPE MATERIALS LIST

SYMBOL	COMMON NAME	SIZE (MM. CALIBER)
TREES	Cholla	24" Box (1.25' Caliper)
	Cholla	24" Box (1.5' Caliper)
	Cholla	36" Box (2' Caliper)
	Cholla	36" Box (2' Caliper)
	Cholla	36" Box (2' Caliper)
	Cholla	36" Box (2' Caliper)
	Cholla	36" Box (2' Caliper)
	Cholla	36" Box (2' Caliper)
	Cholla	36" Box (2' Caliper)
	Cholla	36" Box (2' Caliper)
SHRUBS AND ACCENTS	Cholla	5' Caliper
	Cholla	5' Caliper
	Cholla	5' Caliper
	Cholla	5' Caliper
	Cholla	5' Caliper
	Cholla	5' Caliper
	Cholla	5' Caliper
	Cholla	5' Caliper
	Cholla	5' Caliper
	Cholla	5' Caliper
COVERS	Cholla	1' Caliper
	Cholla	1' Caliper
	Cholla	1' Caliper
	Cholla	1' Caliper
	Cholla	1' Caliper
	Cholla	1' Caliper
	Cholla	1' Caliper
	Cholla	1' Caliper
	Cholla	1' Caliper
	Cholla	1' Caliper

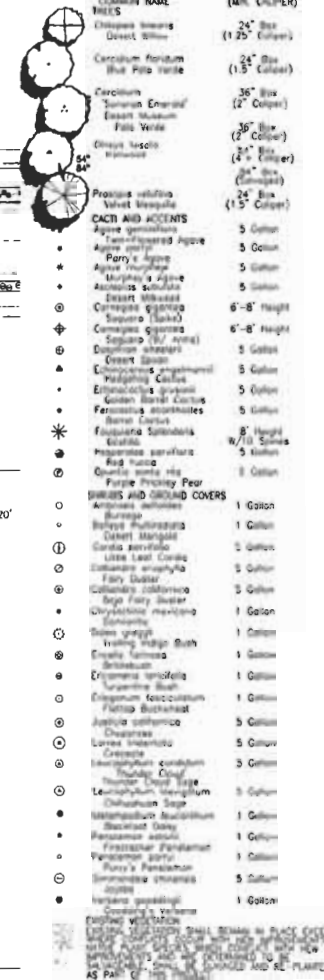



CACTUS ROAD IMPROVEMENTS
FROM LOOP 101 TO FRANK LLOYD WRIGHT BOULEVARD
CITY OF SCOTTSDALE PROJECT NO. S2102

McCloskey • Peltz, Inc.
LANDSCAPE ARCHITECTS
One West Elliot Road, Suite 110
Tempe, Arizona 85284-1110
(480) 836-7714 or 836-4777



LANDSCAPE MATERIALS LIST



 FULL SIZE SCALE: 1"=30'

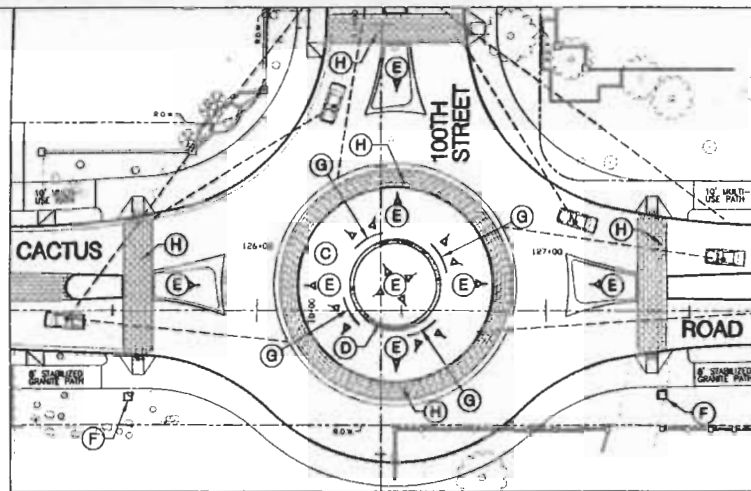
0 15' 30' 60' 90' 120'

SCALE IN FEET



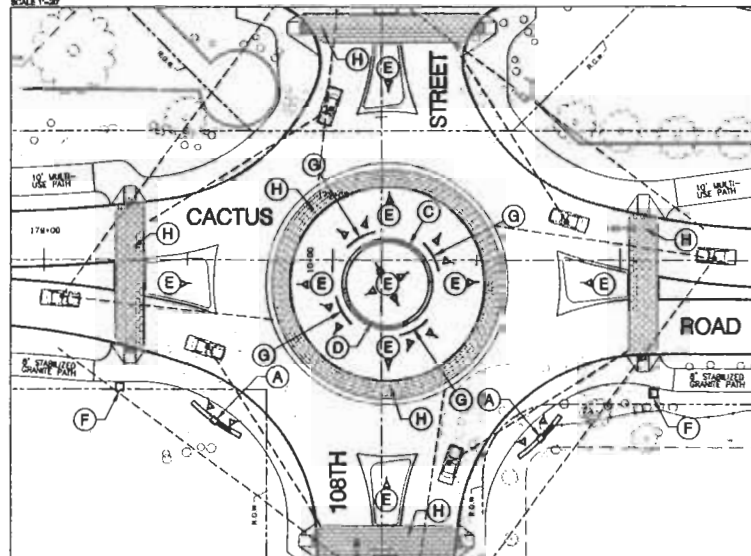
McCloskey • Peltz, Inc.
LANDSCAPE ARCHITECTS

RECEIVED
JUN 14 2005
BY: _____



CACTUS ROAD & 100TH STREET PROPOSED MONUMENT LOCATIONS AND ACCENT LIGHTING

SCALE 1"=20'

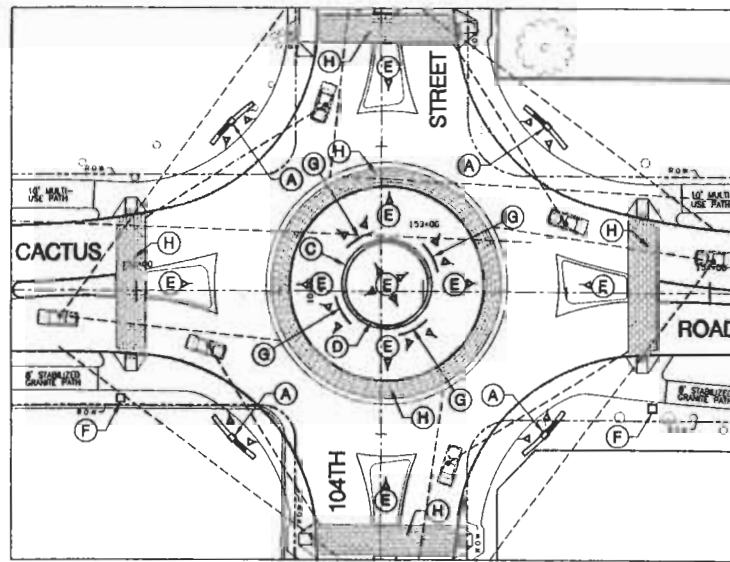


CACTUS ROAD & 108TH STREET PROPOSED MONUMENT LOCATIONS AND ACCENT LIGHTING

SCALE 1"=20'

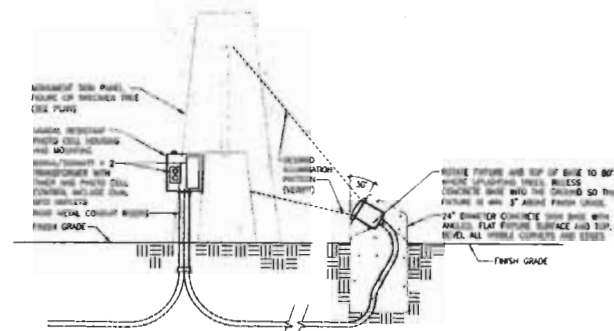


Stantec



CACTUS ROAD & 104TH STREET PROPOSED MONUMENT LOCATIONS AND ACCENT LIGHTING

SCALE 1"=20'



MONUMENT AND ROUNDABOUT
LOW VOLTAGE ACCENT LIGHTING SECTION DETAIL

NOTES



CACTUS ROAD IMPROVEMENTS
FROM LOOP 101 TO FRANK LLOYD WRIGHT BOULEVARD
CITY OF SCOTTSDALE PROJECT NO. S2102

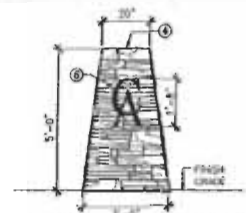
LEGEND

- (A) CACTUS ACRES MONUMENT
(REFER TO DETAIL ON SHEET MD-2 & MD-2S)
- (B) CACTUS ACRES PILLAR
(REFER TO DETAIL ON SHEET MD-2)
- (C) MONUMENT ACCENT WALL
(REFER TO DETAIL ON SHEET MD-2)
- (D) 30' DIAMETER CIRCULAR
ACCENT WALL RAISED PLANTER
(REFER TO DETAIL ON SHEET MD-2)
- (E) SPECIMEN TREE
(REFER TO PLANTING PLANS LP SHEETS)
- (F) TRAIL MARKER
(REFER TO DETAIL ON SHEET MD-2)
(REFER TO SIGNING PLANS FOR LOCATIONS)
- (G) EQUESTRIAN SILHOUETTE IN WALL OR
BOULDER CLUSTER
(REFER TO DETAIL ON SHEET MD-2)
- (H) DECORATIVE PAVEMENT
(REFER TO CIVIL ENGINEERING DRAWINGS)
- (I) NEW 6" MASONRY SCREEN WALL
(REFER TO DETAIL ON SHEET MD-3)
- (J) NEW ELECTRIC METER POWER
SERVICE FOR LOW VOLTAGE LIGHTING
(REFER TO ELECTRIC/TRAFFIC SIGNAL PLANS)
- ▲ ACCENT LIGHTING
(FIXTURE & BASE LOCATION)
(REFER TO DETAILS & SPECIFICATIONS ON SHEET MD-4)

McCloskey + Peltz, Inc.
LANDSCAPE ARCHITECTS

One West Elliot Road, Suite 110
Tempe, Arizona 85284-1310
(480) 838-7774 or 838-4777





- ① 5' HEIGHT MASONRY OBELISK PILLAR WITH STONE VENEER
② PLASMA CUT PLATE STEEL GRAPHIC/LETTERS WITH CERAMIC GLAZE (PURPLE)

CACTUS ACRES MONUMENT ACCENT PILLAR/OBELISK

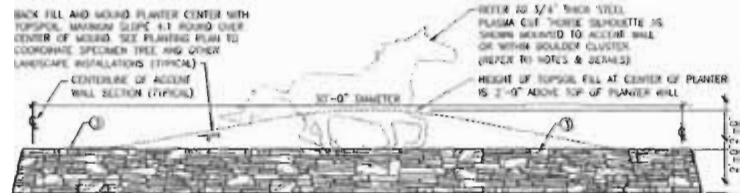


- ① 12" DIA. CITY OF SCOTTSDALE TRAIL MARKER
② 3'-6" HEIGHT DELETED MASONRY PILLAR MANNER OBLISK PILLAR

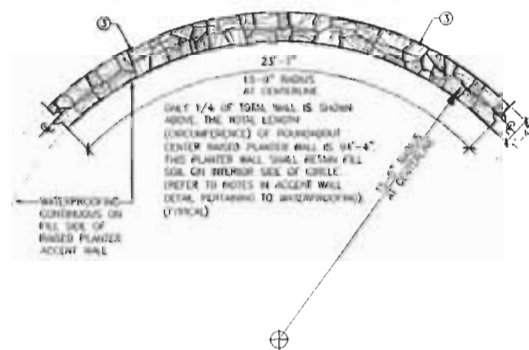
TRAIL MARKER OBLISK/PILLAR

MONUMENT ACCENT PILLAR/OBELISK ELEVATIONS

N.T.S.



ELEVATION



PLAN (PARTIAL)

ROUNDAABOUT CENTER RAISED PLANTER ACCENT WALL

N.T.S.



Stantec

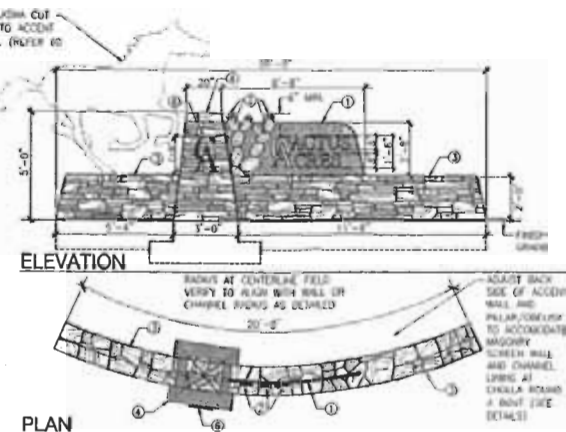


CACTUS ROAD IMPROVEMENTS FROM LOOP 101 TO FRANK LLOYD WRIGHT BOULEVARD CITY OF SCOTTSDALE PROJECT NO.

REFER TO OPTIONAL 3/4" THICK STEEL PLASMA CUT
THORSE SILHOUETTE AS SHOWN MOUNTED TO ACCENT
WALL WITH BRACE AND SLEEVED FOOTING. (REFER TO
NOTES AND DETAILS)

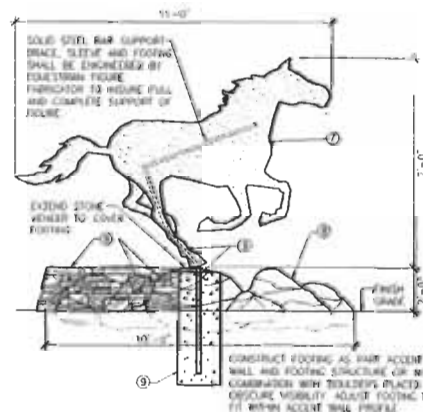
MASONRY WALL, STONE VENEER AND METAL WORK NOTES:

ARTIFICIAL STONE VENEER SHALL BE AS MANUFACTURED BY
ELDORADO STONE, LLC OF SAN MARCOS, CA. LOCAL DISTRIBUTOR
CONTACT: FORTWORTH-GALBRITH, SCOTTSDALE, AZ. PHONE (480)
363-1044 OF APPROVED EQUAL. ALL MASONRY MATERIALS AND
FINISHES SHALL BE IDENTICAL TO THOSE APPROVED FOR AND
INSTALLED AT THE 80TH STREET ROUNDABOUTS.



CACTUS ACRES MONUMENT

N.T.S.



ROUND-A-BOUT EQUESTRIAN SILHOUETTE

N.T.S.

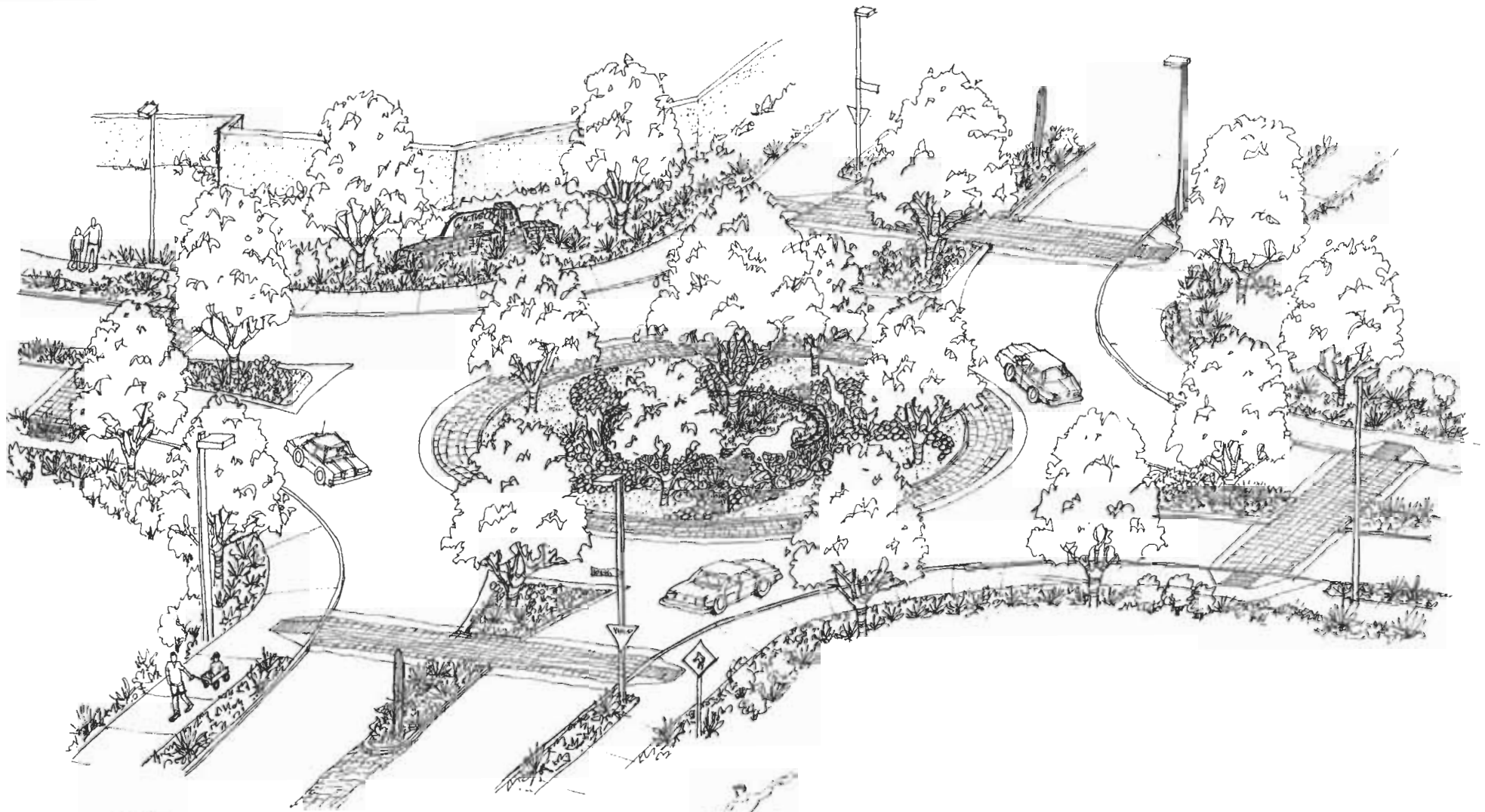
MONUMENT, WALL, & EQUESTRIAN SILHOUETTE NOTES:

- ① PLATE STEEL SIGN PANEL WITH PLASMA CUT "NEGATIVE" OPEN
LETTERS "CACTUS ACRES" AS SHOWN (METAL PANEL 20"
ACCESS LOOKS BELOW SURFACE OF STONE VENEER AND SEAL
GROUT/CAULK ALL GAPS. (PROVIDE SAMPLE AS NOTED)
- ② PLASMA CUT 3/4" THICK PLATE STEEL CACTUS
RELIEF TO PLATE STEEL SIGN PANEL. ALL STEEL SEE
CUTTING FINE SURFACES TO HAVE CERAMIC GLAZE
(PURPLE) ALL FLOWERS AND GLOVES TO HAVE CERAMIC
GLAZE (YELLOW) (PROVIDE SAMPLES AS SHOWN)
- ③ VENEER LENGTH X 2'-0" HEIGHT X 1'-6" WIDTH
STONE VENEER CURVED ACCENT WALL. REFER TO
PLAN AND DETAILS
- ④ 5' HEIGHT STONE VENEER MASONRY OBLISK PILLAR
MOUNTED IN COMBINATION WITH MASONRY ACCENT WALL
STONE VENEER FINISH ON ALL VISIBLE SURFACES
(TYPICAL) STONE VENEER SPILL COVER ALL VISIBLE WALL
SURFACES AND EXTEND A MIN. 4" BELOW FINISH GRADE
(TYPICAL) (PROVIDE SAMPLE AS NOTED)
- ⑤ PLASMA CUT PLATE STEEL GRAPHIC/LETTERS 20" HEIGHT
1/4" THICK WITH CERAMIC GLAZE (PURPLE)
- ⑥ 3/4" THICK PLATE STEEL FIGURE PANEL WITH
PLASMA CUT "HORSE SILHOUETTE" AS SHOWN MOUNTED IN
SLEEVED FOOTING. COORDINATE FINISHING WITH ACCENT
WALL CONSTRUCTION. (PROVIDE SAMPLE AS NOTED)
- ⑦ ACCENT WALL ON SURFACE SELECT BOULDER BASE AS
EQUESTRIAN SILHOUETTE. MAXIMUM HEIGHT OF ACCENT WALL
24" OR BOULDER 30" ABOVE FINISH GRADE AFTER
INSTALLATION.
- ⑧ 2" MINIMUM SOLID SQUARE STEEL BAR SUPPORT BRACE
BRACE SHALL BE INSERTED INTO TUBULAR STEEL SLEEVE
SLEEVE TO BE ANCHORED IN 18" DIA. X 18" DEPTH
CONCRETE FOOTING. (CONTRACTOR) SHALL BE TO BACKSIDE
OF FIGURE AND TACK WELD TO FOOTING SLEEVE WELD CAP
TO SEAL ENDS OF TUBULAR STEEL

McCloskey • Peltz, Inc. LANDSCAPE ARCHITECTS

One West Elliot Road - Suite 110
Tempe, Arizona 85284-1310
(480) 838-7774 or 838-4777





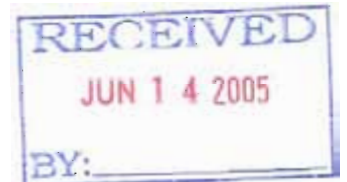
Stantec



CACTUS ROAD IMPROVEMENTS
FROM LOOP 101 TO FRANK LLOYD WRIGHT BOULEVARD
CITY OF SCOTTSDALE PROJECT NO. S2102

McCloskey • Peltz, Inc.
LANDSCAPE ARCHITECTS

One West Elliot Road, Suite 110
Tempe, Arizona 85284-1310
(480) 955-7774 or 638-4777





1 MONUMENT STONE VENEER
N.T.S.



2 MONUMENT METAL FINISH (NATURAL RUST)
N.T.S.



3 STAMPED PATTERN & COLORED ASPHALT FINISH
N.T.S.

ALL MONUMENT MATERIALS AND FINISHES SHALL BE IDENTICAL TO THOSE APPROVED BY CITY OF SCOTTSDALE DESIGN VENEER BOARD AND INSTALLED AT THE WITH STREET ROUNDABOUTS

POLES, ARMS AND FIXTURES ARE TO BE APPLIED BY SCOTTSDALE STANDARD COLOR DARK BRONZE



COLOR SHOWN IS AN APPROXIMATE REPRESENTATION OF THE STANDARD COLORS AVAILABLE FOR THE CITY OF SCOTTSDALE FROM A.P.S. (ARIZONA PUBLIC SERVICE). THE COLOR SHOWN MAY VARY AS A RESULT OF PAINT MANUFACTURER'S, PRODUCT VARIATIONS AND/OR COLOR COPY REPRODUCTION.

4 STREET LIGHT POLE COLOR
N.T.S.



Stantec

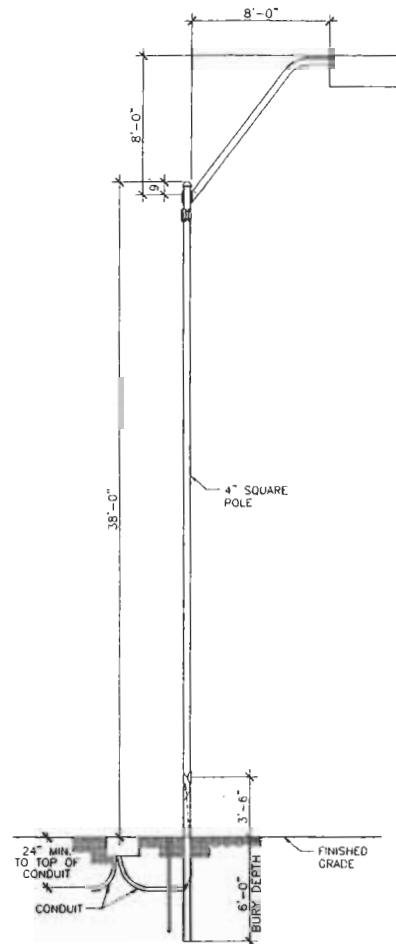


CACTUS ROAD IMPROVEMENTS
FROM LOOP 101 TO FRANK LLOYD WRIGHT BOULEVARD
CITY OF SCOTTSDALE PROJECT NO.

McCloskey • Peltz, Inc.
LANDSCAPE ARCHITECTS

One West E. 1st Road, Suite 110
Tempe, Arizona 85284-1310
(480) 838-7774 or 838-4777





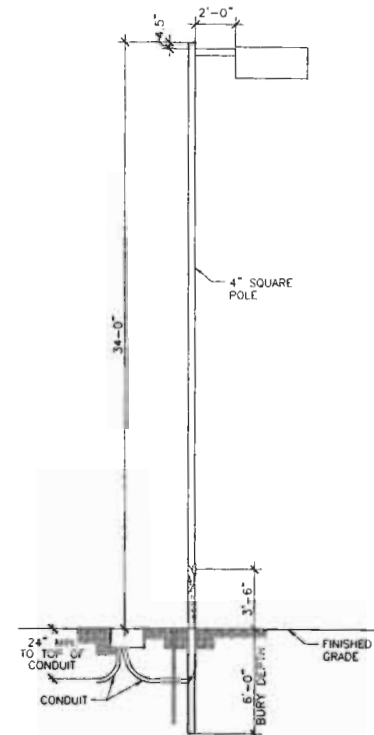
1 TYPICAL STREET LIGHT WITH 8' MAST ARM
N.T.S.

TYPICAL STREET LIGHT WITH 8' MAST ARM TO BE INSTALLED FROM LOOP 101 TO 90TH STREET AND AT THE ROUNDABOUTS.

POLES, ARMS AND FIXTURES
ARE TO BE APS/CITY OF
SCOTTSDALE STANDARD COLOR
DARK BRONZE

REFER TO STREET LIGHT PLANS
FOR LOCATIONS

NOTE: ALL EXISTING OVERHEAD POWER LINES
WITHIN THE CACTUS ROAD RIGHT-OF-WAY ARE
TO BE RELOCATED UNDERGROUND.



2 TYPICAL STREET LIGHT WITH 2' MAST ARM
N.T.S.

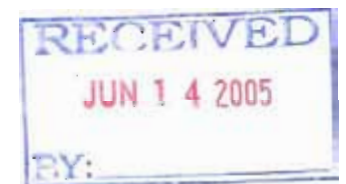
TYPICAL STREET LIGHT WITH 2' MAST ARM TO BE INSTALLED FROM 96TH STREET TO FRANK LLOYD WRIGHT BLVD., EXCLUDING THE ROUNDABOUTS.



CACTUS ROAD IMPROVEMENTS
FROM LOOP 101 TO FRANK LLOYD WRIGHT BOULEVARD
CITY OF SCOTTSDALE PROJECT NO. S2102

McCloskey + Peltz, Inc.
LANDSCAPE ARCHITECTS

One West Elliot Road, Suite 110
Tempe, Arizona 85284-1310
(480) 838-7774 or 838-4777



Curtis, Tim

From: dbraga7491@aol.com
Sent: Saturday, June 25, 2005 10:40 AM
To: Curtis, Tim; planninginfo@scottsdaleaz.gov
Subject: Cactus Rd improvements

Roundabouts are a physical obstacle for traffic and deter those seeking an easier east-west drive time other than Shea-was succesful in stopping such on Via Linda through McCormick Ranch east of Hayden. * What really is needed is widen Cactus to 4 lanes all the way to Frank Lloyd Wright-Drinkwater pushed the current 2 lanes east of 96th St but it was not deed restricted, just a political move to satisfy the horse prop owners-and they are rapidly being bought out. Save the taxpayers \$ and forget about the roundabouts as I will bet anyone that wants to bet with me that Cactus Rd will be the 4 lanes that I pointed out within 10 yrs

Dave Braga
602-616-4604 m
dbraga7491@aol.com

This message was feedback from the following web page:
<http://eservices.scottsdaleaz.gov/cases/weeklycases.aspx?wk=1>
6/25/2005 10:40:11 AM

24.251.166.73 Mozilla/4.0 (compatible; MSIE 6.0; AOL 9.0; Windows NT 5.0;
NET CLR 1.1.4322) sessionID: 0

Stipulations for Case: Cactus Road Improvements Case 56-DR-2005

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

PLANNING

APPLICABLE DOCUMENTS AND PLANS:

DRB Stipulations

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. The location and configuration of all improvements, including landscaping and other treatments, shall be constructed to be consistent with the Cactus Road Improvements plan submitted by The City of Scottsdale, prepared by Stantec and McCloskey Peltz, Inc. with a staff receipt date of 6/14/2005.

SITE/LANDSCAPE DESIGN:

DRB Stipulations

2. Upon removal of the salvageable native plants the salvage contractor shall submit completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Inspection Services Unit within 3 months from the beginning of salvage operations and/or prior to the issuance of the Certificate of Occupancy.
3. All plants salvaged from the right-of-way shall be replanted as a part of this project's landscaping or as otherwise approved by the Project Coordinator.
4. Sight distance triangles shall be shown on Plan Review and Permit Services for driveways from commercial sites and any intersections. Area within the safety triangle is to be clear of landscaping, signs, or other visibility obstructions with a height greater than 2 feet. Trees within the safety triangle shall have a canopy that begins at 7 feet in height upon installation. All heights are measured from nearest street line elevation.
5. Provide 8% slope away from walk or curb for 5' 0" along all streets.
6. Setback any spray and stream type irrigation heads 1'-0" from back of curb or sidewalk to reduce over spray, or provide design alternatives to achieve similar results to be approved by Plan Review and Permit Services staff.
7. Irrigation plans shall comply with the requirements of the City of Scottsdale Design Standards and Policies Manual.
8. Landscape Lighting
 - a. All landscape lighting directed upward shall utilize the extension visor shields to limit the view of the lamp source.
 - b. Landscaping lighting shall only be utilized to accent plant material and monuments.
 - c. The landscape lighting lamp shall be an incandescent or halogen incandescent source, and shall not exceed 50 watts.

Ordinance

- A. Trails shall be consistent with the Design Standards and Policies Manual for the City of Scottsdale.

ATTACHMENT A

- B. All landscaping in the right-of-way shall be in conformance with the Landscaping Design Standards and Policies of the City of Scottsdale Design Standards and Policies Manual.